

**Town of Thompson's Station
Board of Mayor and Aldermen
Meeting Minutes
October 11, 2022, 7:00 p.m.**

Call to Order:

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:00 p.m. on October 11, 2022. Members and staff attending were Mayor Corey Napier, Alderman Shaun Alexander; Alderman Brandon Bell; Alderman Brian Stover; Town Administrator Ken McLawhon; Town Clerk Regina Fowler and Town Attorneys Andrew Mills and Kirk Vandivort. Alderman Andrew Zinn and Director of Finance Steve Banks were absent.

Pledge of Allegiance:

Executive Session: BOMA members convened into Executive Session at 7:05 p.m. until 7:12 p.m. They re-convened into regular session at 7:13 p.m.

A Work Session was held at 6:30 p.m. prior to this meeting for the purpose of discussion of the Partial Assignment and Assumption of the Wastewater Agreement for Phases 1 – 2 of the Parson's Valley Development.

Consent Agenda:

- a. **Consideration of the Minutes of the July 20, 2022, regular meeting**
- b. **Bond Action Agenda: Canterbury Section 11 RDEC & Sewer**
- c. **Critz Lane Change Order #2**
- d. **Salt Order – Maintenance Department**

Approve Consent Agenda:

- a. Consideration of the Minutes of the September 13, 2022, regular meeting
- b. Bond Action Agenda: Canterbury Section 11 RDEC & Sewer
- d. Salt Order – Maintenance Department

Alderman Brandon Bell made a motion to approve the Consent Agenda minus item c. The motion was seconded by Alderman Shaun Alexander and carried 4 yay 0 nay.

Approve Item c. Consent Agenda (Critz Lane Change Order #2):

Alderman Shaun Alexander made a motion to approve Consent Agenda item c. Critz Lane Change Order #2 (but requests information as to what was required signage on the plans for non-digital signage on Highway 31, and if we did not get it, we should not pay for it, since there was no signage on Highway 31 for several weeks). The motion was seconded by Brian Stover and carried 4 yay – 0 nay.

Announcements: A BOMA member did ask Scott Niesen with RaganSmith to look into digital signage on Highway 431 that has not been working properly to see if it is part of the Critz Lane

Project or affiliated with another project. A discussion into the Town purchasing a digital sign for the '23 – '24 budget was discussed.

Public Comments:

Dana Frick – 1527 Indian Meadows Drive – She has concerns with 4339 Columbia Pike and is not in favor of a high-density project in said area surrounding areas having one acre lots. She mentioned another item on the agenda for tonight asking for a temporary moratorium of rezoning of real property within the municipal limits in Thompson's Station. Why wouldn't you want 4339 Columbia Pike under that moratorium and in the LDO? She was not in favor of this project.

Mark Wayne – 1620 Indian Creek Circle - He has concerns with 4339 Columbia Pike. He is not opposed to development but is opposed to high density projects in an area that was originally planned for 1 – 5 acre lots at a minimum. When he purchased his lot over 25 years ago, he was assured his neighborhood would remain a rural community with 1 -5 acre lots or greater. He has no problem with development of this 64-acre project however, he does have a problem with a high-density development in that area. It will create light pollution, noise pollution and septic tank pollution. We are experiencing issues with septic pollution at this time from Tollgate effluence. Traffic on Columbia Pike is a major issue. At this time, entrance to his home is off of West Harpeth Road and the traffic is continually getting worse. He does not want another Tollgate adjacent to his area.

Unfinished Business:

1. Approved on 1st Reading Ordinance 2022-011 – An Ordinance to Amend the Town's Zoning Map by Rezoning 63.4 acres of Territory located at 4339 Columbia Pike (Being Tax Map and Parcel 118-009.2) from T2 to TC (Transect Community): This item was sent back to the Planning Commission from the September meeting for an updated concept plan and new self-imposed conditions of approval whereby the Planning Commission after a lengthy discussion provided an unfavorable recommendation for rezoning. After review of the new materials related to said request the Planning Commission's recommendation was based on concerns about traffic and the development does not fit within the general plans policy to ensure compatible development while preserving the rural character of the Town. BOMA should consider the Planning Commission's recommendation of this request and determine if the rezoning satisfies the guidance provided by the general plan and sector plan as the statement of impacts provides sufficient information related to the Town's orderly development. If BOMA finds that this request has provided sufficient information, guidance approval is appropriate. If not, BOMA should deny with specific findings (The applicant provided a brief presentation to BOMA). Alderman Brian Stover made a motion to **deny** on 1st Reading Ordinance 2022-011 – An Ordinance to Amend the Town's Zoning Map by Rezoning 63.4 acres of territory located at 4339 Columbia Pike (Being Tax Map and Parcel 118-009.2) from T2 – TC (Transect Community) for the reasons of traffic and the lack of rural character as set forth by the LDO. Alderman Shaun Alexander seconded the motion and carried 4 yay 0 nay.

Andrew Mills, Town Attorney – Addressed BOMA to ask the applicant for Garrett Farms, "I know they have alleged certain issues regarding this boards vote in February on it's D2 zoning, so before the moratorium is reaffirmed later this evening, I think it would be appropriate to request or ask the applicant if they want the town to reconsider the D2 rezoning? I am not sure if they are prepared to talk about that, but that's the time now."

Josh Denton, Legal Counsel for applicant - "We will have to talk about that, are you guys asking us to make that decision now in the middle of this meeting?"

Andrew Mills, Town Attorney - We are bringing it up based upon this transect request being over and we are asking you now! If you do not have an answer that's fine, we're just curious.

Josh Denton, Legal Counsel for applicant – "I think we will have to confer, that wasn't mentioned earlier today when we talked, so we will have to discuss it."

Andrew Mills, Town Attorney - "That's all I have Mr. Mayor."

Josh Denton, Legal Counsel – "Do you want us to discuss it now?"

Kirk Vandivort, Town Attorney – "Mr. Mayor, if they want to discuss it now and give us an answer."

Mayor Napier – "That's ok, I just don't want some long drawn out back and forth, we have other business to take care of."

2. Approve Resolution 2022 – 027 - A Resolution of the Town of Thompson's Station, Tennessee to Confirm and Approve the Partial Assignment and Assumption of the Reservation of Wastewater Agreement: Alderman Brian Stover made a motion to approve a Resolution 2022 - 027 of the Town of Thompson's Station, Tennessee to Confirm and Approve the Partial Assignment and Assumption of the Reservation of Wastewater Agreement. The motion **failed** due to the lack of a second.

3. Approve Public Hearing and 2nd Reading Ordinance 2022-012 – An Ordinance to Amend the Town's Land Development Ordinance by Placing a Temporary Moratorium on the Rezoning of Real Property within the Town's Municipal Limits: The Public Hearing was opened for comment, after receiving none, the public hearing was closed. Alderman Brian Stover made a motion to approve 2nd Reading Ordinance 2022-012 – An Ordinance to Amend the Town's Land Development Ordinance by Placing a Temporary Moratorium on the Rezoning of Real Property within the Town's Municipal Limits. Alderman Brandon Bell seconded the motion and carried 4 yay 0 nay.

4. Approve 2nd Reading Ordinance 2022-013 – An Ordinance of the Town of Thompson's Station, Tennessee to Amend Title 16 of the Municipal Code by Amending Chapter 1 addressing Restoration of Public Rights-of Way: Alderman Shaun Alexander made a motion to Approve 2nd Reading Ordinance 2022-013 – An Ordinance of the Town of Thompson's Station, Tennessee to Amend Title 16 of the Municipal Code by Amending Chapter 1 addressing Restoration of Public Rights-of-Way. Alderman Brandon Bell seconded the motion and carried 4 yay 0 nay.

5. Approve Parson's Valley Development Agreement Transfer: A work shop was held at 6:30 p.m. prior to the regular October 11, 2022, BOMA meeting to discuss the Parson's Valley Development Agreement Transfer. Alderman Brandon Bell made a motion to **deny** the Parson's Valley Development Agreement Transfer. Alderman Shaun Alexander seconded the motion and carried 4 yay 0 nay.

New Business:

6. **Approve on 1st Reading Ordinance 2022-014 – An Ordinance of the Town of Thompson’s Station, Tennessee to Amend Title 8 of the Thompson’s Station Municipal Code by Adding Chapter 2 & 3 addressing Intoxicating Liquors and On Premises Consumption of Intoxicating Liquors.** Alderman Shaun Alexander made a motion to Approve on 1st Reading Ordinance 2022-014 – An Ordinance of the Town of Thompson’s Station, Tennessee to Amend Title 8 of the Thompson’s Station Municipal Code by adding Chapter 2 & 3 addressing Intoxicating Liquors and On Premises Consumption of Intoxicating Liquors. Alderman Brandon Bell seconded the motion and carried 4 yay 0 nay.

7. **Approve moving the regular November BOMA meeting to Monday, November 7th, at 6:00 p.m.**

Due to the upcoming November 8th Election, Alderman Brian Stover made a motion to move the regular November BOMA meeting to Monday November 7th, 2022, at 6:00 p.m. Alderman Shaun Alexander seconded the motion and carried 4 yay 0 nay.

Adjourn:

There being no further business, the meeting was adjourned at 8:20 p.m.

Corey Napier, Mayor

Regina Fowler, Town Recorder/Clerk